

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 Cecil Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$2,790,000 Property Type House Suburb Kew

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Sevenoaks St BALWYN 3103	\$3,949,000	28/08/2021
2	14 Terry St DEEPDENE 3103	\$3,638,000	15/07/2021
3	134 Derby St KEW 3101	\$3,620,000	15/05/2021

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/09/2021 15:57



 4
  2
  2

Rooms: 9
Property Type: House (Res)
Land Size: 703 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,500,000 - \$3,800,000
Median House Price
 June quarter 2021: \$2,790,000

Comparable Properties



28 Sevenoaks St BALWYN 3103 (REI)

Agent Comments

 5
  5
  2

Price: \$3,949,000
Method: Sold Before Auction
Date: 28/08/2021
Property Type: House
Land Size: 797 sqm approx



14 Terry St DEEPDENE 3103 (REI/VG)

Agent Comments

 5
  3
  2

Price: \$3,638,000
Method: Sold Before Auction
Date: 15/07/2021
Property Type: House (Res)
Land Size: 741 sqm approx



134 Derby St KEW 3101 (REI)

Agent Comments

 5
  5
  2

Price: \$3,620,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 697 sqm approx

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